

Waterville

63-113

BK 686 | PG 2 | 9

TRANSFER  
TAX  
PAID

QUIT-CLAIM DEED WITHOUT COVENANT  
**009630**

KNOW ALL MEN BY THESE PRESENTS, THAT I, JOHN P. JABAR, JR., of Waterville, County of Kennebec, and State of Maine, for valuable consideration, hereby releases, conveys, sells, and forever quitclaims unto CASTINE REALTY COMPANY, INC., its heirs and assigns forever, the real estate described in Exhibit A which is attached hereto and incorporated herein.

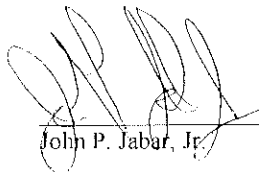
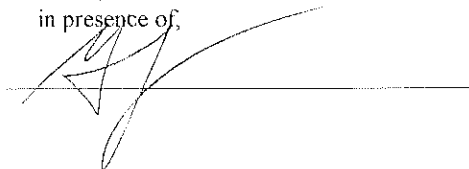
Meaning and intending to convey the same premises recorded in the Kennebec County Registry of Deeds at Book 3586, Page 057.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said Castine Realty Company, Inc., its heirs and assigns, to its own use and behoof forever.

IN WITNESS WHEREOF, I, the said JOHN P. JABAR, JR., as Grantor, have hereunto set my hand and seal this 27<sup>th</sup> day of March, 2002.

The purpose of this Deed is to confirm that on June 27, 2001, John P. Jabar, Jr., purchased from First Amherst Financial Group, LLC a Mortgage and Security Agreement recorded at Book 3586, Page 042 of the Kennebec County Registry of Deeds (the "Mortgage"). Subsequently, John P. Jabar, Jr., was the highest bidder at a foreclosure sale held pursuant to the Judgment of Foreclosure and Sale entered in the Kennebec County District Court, on February 7, 2002, in an action brought by First Amherst Financial Group against John C. Pooler, Docket Number RE-01-46.

SIGNED, SEALED AND DELIVERED  
in presence of,

  
John P. Jabar, Jr.

STATE OF MAINE  
COUNTY OF KENNEBEC, ss.

March 27, 2002

Then personally appeared the above-named JOHN P. JABAR, JR., and acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
Notary Public/Attorney-at-law  
Print Name: Kathleen A. Jackson

63-113

BK 6861 PG 220

Exhibit A

A certain lot or parcel of land situated in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows, to wit:

Beginning at the westerly corner of land now or formerly of Martin F. Bartlett, et als in the northeasterly line of a proposed extension of Walnut Street; thence northeasterly in the northwesterly line of said land of Bartlett et als one hundred thirty-two (132) feet; thence northwesterly at right angles and in a line parallel to said northeasterly line of said proposed extension of Walnut Street one hundred and twenty-eight (128) feet; thence southwesterly at right angles and in a line parallel with the northwesterly line of land of said Bartlett et als one hundred thirty-two (132) feet to the northwesterly line of said proposed extension of Walnut Street; thence southeasterly in the northeasterly line of said proposed extension of Walnut Street to the point of beginning.

Also a right of way, in common with others, over said proposed extension of Walnut Street which is fifty feet (50) wide from the westerly corner of land hereby conveyed to Walnut Street.

The purpose of this Deed is to confirm that on June 27, 2001, John P. Jabar, Jr., purchased from First Amherst Financial Group, LLC a Mortgage and Security Agreement recorded at Book 3586, Page 042 of the Kennebec County Registry of Deeds (the "Mortgage"). Subsequently, John P. Jabar, Jr., on behalf of Castine Realty Company, Inc., was the highest bidder at a foreclosure sale held pursuant to the Judgment of Foreclosure and Sale entered in the Kennebec County District Court, on February 7, 2002, in an action brought by First Amherst Financial Group against John C. Pooler, Docket Number RE-01-46.

RECEIVED KENNEBEC CO.  
2002 MAR 29 AM 9:00

ATTEST: *Barbara B. Halloway*  
REGISTER OF DEEDS